विकास योजना - सोलापूर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम-३७(१अअ) अन्वये फेखदल मंजूर करणेवावत.

महाराष्ट्र शासन२ नगर विकास विभाग. मंत्रालय, मुंबई - ४०० ०३२ शासन निर्णय क्रमांक-टिपीएस-१८०८/१३४४/प्र.क्र.१३३२/०८/नवि-१३ दिनांक :- १०.१०.२००८

शासन निर्णय :- सोवतची शासकीय सूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिद्ध

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.

(बि. म. रानडे)

अवर सचिव, महाराष्ट्र शासन.

प्रति. विभागीय आयुक्त, पुणे विभागः पुणे. संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे. जिल्हाधिकारी, सोलापूर आयुक्त, सोलापूर महानगरपालिका, सोलापूर. उपसंचालक नगर रचना, पुणे विभाग, पुणे. सहाय्यक संचालक नगर रचना, सोलापूर शाखा, सोलापूर. व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सांबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पूणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास. संचालक नगर रचना, महाराष्ट्र राज्य, पुणे. आयुक्त, सोलापूर महानगरपालिका, सोलापूर, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, सोलपूर शाखा, सोलापूर व युमा पाठपाव्यात)

कद्म अधिकारी (र्नाव-२९). नगर विकास विभाग. मंत्रालय. मुंबई.

त्यांना विनंती करण्यात येते की. सदर सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी. निवडनम्ती (निव-१३) Maharashtra Regional & Town Planning Act, 1966.
Notice under section 37 (1AA) of said Act.
Proposed modification to
Development Control
Regulations for Solapur Municipal Corporation.

GOVERNMENT OF MAHARASHTRA Urban Development Department, Mantralaya, Mumbai 400 032. Dated: 10.10.2008

## NOTICE

No. TPS-1808/1344/CR-1332/08/UD-13

Whereas, the Development Control Regulations for Solapur Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS-1702/454/CR-52/2003/UD-13 dated 18.08.2004 and which come into force with effect from 09.09.2004:

And whereas, Regulations No.9 (Table No.3) of the said Regualtions describes manner of development/redevelopment of land allocated, designated or reserved for certain purposes in the sanctioned Development Plan of for Solapur Municipal Corporation. The said regulations permit certain reservations to be developed by the owner under the concept of accommodation of reservation, subject to some conditions:

And whereas, it is now proposed to be add a new regulation No.ii(g) in Table No.3 of Regulation No.9 to develop the reservations of District Commercial centre/Town Centre/Town Sub-centre under the above mentioned concept of accommodation reservation. It is proposed to change the Regulation No.52 regarding District Centre (C-2 Zone) and for that purpose it is proposed to modify the said Regulations accordingly:

Now, therefore, in view of the facts and circumstances mentioned above and the proposed modification is of public interest, Government in exercise of the powers conferred under sub-section (1AA) of section 37 of the said Act is pleased to issue the notice regarding the said proposed modification for inviting suggestions/objections from public.

The Government is further pleased to inform that any objections/suggestions upon the said proposed modification be forwarded within 30 days from the date of publication of this notice in the official Gazette to the Deputy Director of Town Planning, Pune Division, Pune having his office at 74/2, Sahakar Nagar, above Bank of Maharashtra, Pune – 411 009 who is being appointed as an 'Officer' under section 162 of the said Act. The said officer shall submit his report to Government after

scrutinizing the suggestions and objections over the proposed modification, say of the said Corporation and after granting hearing to the concerned persons including the said Corporation.

## PROPOSED MODIFICATION

Following sub-regulation No.II(g) is proposed to be added in Table 3 of the said regulations No.9 of the said regulations.

No. designation or reservation.  1 2 3 4  Ill(g) Commercial (C) District Commercial Centre/ Town Centre/ Town Sub-centre.  Composition (SPA)  Commercial Centre/ Town Sub-centre  Commercial Centre/ Town Sub-centre  Commercial Centre/Town Centre/Town Sub-centre  OR  The owner may develop the Dist Commercial Centre/Town Centre along with appurtent land for the District Commercial SPA free of cost, for the uspermissible in C1/C2 zone. The own thereafter will be entitled to have the permissible uses of C1/C2 Zo without taking into account the built area of District Commercial Centre/Town sub-centre to handed over to Corporation.  Owner/Developer shall be alliowed				
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use TDR/Additional ESI /0.333 on 70				Owner/Developer shall be allowed to
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land, subject to ESI consumption for	•			land, subject to FSI consumption limit
of 2`.00 (Two), on the entire plot.		1		of 2° 00 (Two), on the entire plat

- ii) Clause No.52 proposed to be deleted & substituted by following -
  - 52. District Commercial Area/Zone (C-2 Zone) -
  - (1) Uses permitted in a District Commercial Zone (C-2 Zone) -
  - (1) Uses permitted in a District Commercial Zone (C-2 Zone) The following uses are permissible in C-2 Zone
    - (i) Area to the extent of 40% of permissible floor area, shall be developed for following users, as per the specification of the Corporation.
      - a) Wholesale Establishment not exceeding 200 sq.mt. for commodities other than those prohibited by any statue or rule
      - b) Public utility building.
      - c) Headquarters of a Commercial organization or firm.
      - d) Printing, book binding engraving and block making.

On the remaining 60% of the permissible floor area, uses permissible in a local Commercial Zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall not exceed 30% of the permissible floor area.

By order and in the name of the Governor of Maharashtra

(V. M. Ranade)

Under Secretary to Government.

Note: This notification is also published on Government web site at <a href="https://www.urban.maharasntra.gov.in">www.urban.maharasntra.gov.in</a>